



# HARWOODS

Chartered Surveyors & Estate Agents

## THREE STOREY OFFICE PREMISES IN WELLINGBOROUGH TOWN CENTRE

NIA 584 sq m (6291 sq ft) approx



**48 MARKET STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 1AG**

### **INVESTMENT FOR SALE - £650,000 for the Freehold Interest**

Three Storey Retail/Office Premises in Wellingborough town centre close to the Swansgate Centre with its range of shops and facilities. The area is pedestrianised with shops and offices close by as well as Morrisons Supermarket. There is a large multi-storey car park adjacent to the shopping centre.

The property is well presented both internally and externally with a front facing window and basement.

Use of the property will be under Class A2 of the Use Classes Order 1987.

Wellingborough is well sited for road communications to other parts with the A45 and A509 both lying a short distance away which in turn connect to the county's wider main road network. Main line railway services are available from Wellingborough Railway Station via the Midland main line.

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**NET INTERNAL AREAS (approx):**

Ground Floor:	111.7 sq m	(1202 sq ft)
Admin Areas:	54.4 sq m	(586 sq ft)
First Floor:	133.8 sq m	(1436 sq ft)
Second Floor:	86.1 sq m	(927 sq ft)
Third Floor:	75.6 sq m	(812 sq ft)
Basement:	123.5 sq m	(1328 sq ft)

**THE PROPERTY:**

Ground Floor – Retail/Office Area, Admin Areas.

First Floor – Front Offices, Stores, Kitchen.

Second Floor – Self-Contained Offices, Kitchen.

Third Floor – Offices, Landing/Admin Area, Store Room.

Basement – Front and Rear Areas.

**LICENCE:**

Internal repairing and insuring basis outside of Landlord & Tenant Act 1954. Flexibility can be enhanced by the inclusion of break clauses.

**TERMS:**

The property is offered with a tenant in situ on a full repairing and insuring lease which expires in June 2028. Rent is £46,000 per annum exclusive of VAT, business rates, building insurance and other outgoings.

**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**BUSINESS RATES:**

From information supplied from the Gov.UK website the rateable value of the premises is £34,250. You will have to make your own enquiries with regard to rates payable.

**ENERGY EFFICIENCY RATING:**

F134

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Sasha Wood – Tel: 01933-441464 / 07584 211672**  
or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk)

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**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.